

APPLICATION FOR ZONING AMENDMENT

Morrow County, Ohio

RECEIVED
SEP 10 2014
MORROW COUNTY
PLANNING & ZONING
Application No. _____

The undersigned, owner(s) of the following legally described property hereby request the consideration of change in zoning district classification as specified below:

1. Name of Applicant STEVE J. BALL
Mailing Address 3411 ST. RT. 309, GALION, OH.
Phone Number Home _____ Business 419-688-9488
44833
2. Locational Description: Subdivision Name NORTH MORROW CO.
Section _____ Township WASHINGTON Range _____
Block _____ Lot No. 28
(If not located in a subdivision attach legal description)
3. Existing Use RESIDENTIAL ADD ON
4. Present Zoning District RESIDENTIAL R-1
5. Proposed Use DOG PARK
6. Proposed Zoning District A-1, AG
7. Supporting Information: Attach the following items to the application:
 - a. A vicinity map showing property lines, streets, and existing and proposed zoning.
 - b. A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning.
 - c. A statement of how the proposed rezoning relates it to the Comprehensive Plan.
 - d. The proposed amendment to the zoning map or text in ordinance (resolution) form, approved as to form by the City (Village, County, Township) Legal Advisor.

Date

SEPT. 4, 2014

[Signature]
Applicant

For Official Use Only
(Zoning Commission)

Date Filed _____

Zoning Commission

Date of Notice in Newspaper _____



DESCRIPTION OF THE BUSINESS

The vision of **Adventure Mountain Dog Park, LLC** is to be recognized in our community as a safe and fun place to take your dog to. Our mission is to provide perfect quality services and dog care products.

The first phase of this dog park will be the dog **kennel/boarding** area that will be capable of housing up to 10 dogs at one time in separate spaces with fenced-in outdoor running yards. With fire safety as a priority, this building will be built utilizing metal and concrete. The difference of our dog kennel from the competitor's is that we will spend time with each individual dog, making them feel comfortable and safe while boarding with us. They will have time outside of their kennel to run and play in the dog park under strict supervision of the owners. Video monitoring will be set-up in the kennels so that the dogs can be monitored 24/7 by the kennel owners and the dog owners. The kennels will be equipped with home-like comforts and touches to ensure the dogs feel at home. People in the area aware of our passion for dogs have already been asking us when this service will be available.

In the main building, we will designate an area for **basic grooming** and bath services. The owner has groomed her own dogs and foster dogs for years, and is experienced in doing basic grooming. If a specific grooming technique or cut is required, that customer will be referred to the expert groomer that lives down the road. This main building will also be utilized for **daycare boarding** of dogs that are only there while their owner works or runs errands. Attention will be given to each individual dog to make them feel comfortable and safe.

The building on the property will also house a **store** that offers high quality dog foods, at prices much lower than the competitors. Fresh dog treats will be made daily and sold. There will also be dog health and beauty items, leads, collars, books, DVDs, hats, t-shirts, mugs, and many more hard to find items. Owner; Steve makes quality dog beds that will be utilized in the kennels, and available

for sale in the store. Refreshments for humans such as drinks, packaged snacks, and candy will also be available in the store for purchase.

A **dog recreational park** will be available for dogs and their owners. The dog park will be built on 7 acres of groomed land that will be completely fenced in, and will be higher than most fences at dog parks to keep "jumpers" in the park. The land includes a small pond for dogs to swim in, a "mountain," that dogs and their owners can hike up and down, and many play and agility items such as ramps, sliders, tunnels, platforms, and tubs. The dog park will have some divided areas within for dogs of different sizes and temperaments, to ensure the safety and enjoyment of all dog breeds and sizes.

The dog park will be available to members. The membership process will involve filling out an application that answers questions such as breed of dog, temperament, size, and a copy of the dog's up-to-date shot records. This will ensure every dog that comes to the park will be in a safe and healthy environment. Unlike some other dog parks, cleanliness, safety, and health of the animals will be the most important priority of the owners. Dogs in the park will be monitored for aggressive behavior, as this seems to be one of the biggest pet peeves of most pet owners who take their pets to unleashed parks, based on reviews of the those parks.

A cleaning basin will also be available so that owners can wash off their pets before they leave the park. The dog owners can also take advantage of the facilities' bath and grooming services before they leave the dog park. Water pumps will also be available to allow pets to get drinks as needed.

The park also includes a small wooded area where pic-nick tables will be set up. **Primitive camping** will also be available on this property that allows owners to bring in more than two dogs, as most campgrounds only allows 2 dogs per camp site. Per Ohio Revised Code, all dogs will have to be licensed and up-to-date on vaccines. Campsites will be equipped with a fire ring, picnic table, and will be easily accessed by a gravel road that goes through the outside of the dog park area.

Positive Community Impacts of Adventure Mountain Dog Park, LLC:

- 1) We will provide a safe, fun, and positive experience for the people and dogs of our community.
- 2) We will provide this park for the recreational enjoyment to the community at our cost. Our recreational facility will require no city, state, or federal funding/taxes like most parks do.
- 3) We will add recreational value back to our community. Most communities have dog parks, and currently there are none available in this area.
- 4) We will provide protection from our park for the community with strict adherence to rules such as early evening camping quiet hours, and limited numbers of guests at camp sites. We will allow no disturbances to our community by not allowing parties, fireworks, or anything else that could disturb our neighbors. We are a dog family establishment.
- 5) We will prevent barking dogs from being an issue by utilizing training, one-on-one contact with all of the dogs at our facility, and potentially anti-barking devices if necessary. We will take any measure to ensure our park is a pleasant experience for all.
- 6) We will provide tax revenues back into our community.
- 7) We will also be of great assistance to our local dog shelter by helping with dog rescuing, which in turn helps to keep our community free of stray and homeless dogs. We want to help keep our community a safe place to live for the people and dogs.
- 8) We will continuously strive to leave a positive impact on our community.

Land Use Plan Statement

ZONING THIS PARK TO AG
WOULD COMPLY WITH CH. 17

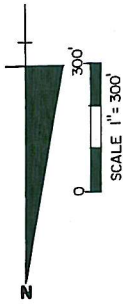
Improvement of RECREATION
FOR the County AND people

WA-33B

YR PHOTO
54 2-59
72 1-258
82 28R
88-90 99L

LEVANT FARM

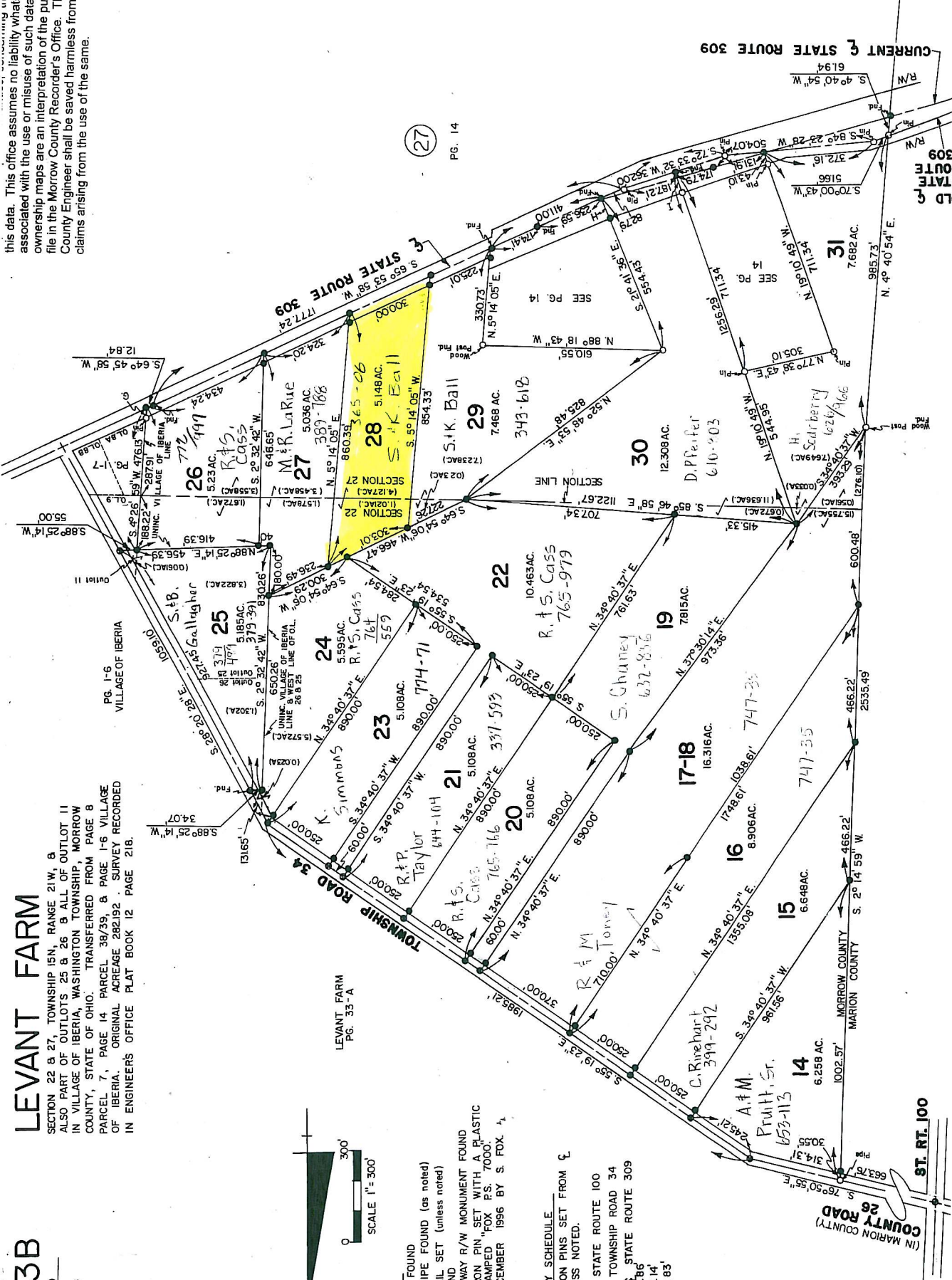
SECTION 22 & 27, TOWNSHIP 15N, RANGE 21W, &
ALSO PART OF OUTLOTS 25 & 26 & ALL OF OUTLOT 11
IN VILLAGE OF IBERIA, WASHINGTON TOWNSHIP, MORROW
COUNTY, STATE OF OHIO. TRANSFERRED FROM PAGE 8
PARCEL 7, PAGE 14 PARCEL 39/39, & PAGE 1-6 VILLAGE
OF IBERIA. ORIGINAL ACRES 282192. SURVEY RECORDED
IN ENGINEER'S OFFICE PLAT BOOK 12 PAGE 218.



- LEGEND**
- R.R. SPIKE FOUND
 - IRON PIN/PIPE FOUND (as noted)
 - SURVEY NAIL SET (unless noted)
 - STONE FOUND
 - STATE HIGHWAY R/W MONUMENT FOUND
 - 5/8" DIA. IRON PIN SET WITH A PLASTIC CAP STAMPED "FOX P.S. 7000"
- SURVEYED DECEMBER 1996 BY S. FOX, L.S.

RIGHT-OF-WAY SCHEDULE
REFERENCE IRON PINS SET FROM §
"X" ROAD, UNLESS NOTED.

50' FROM § STATE ROUTE 100
30' FROM § TOWNSHIP ROAD 34
34.41' FROM § STATE ROUTE 309
"G" - 33.86'
"H" - 75.14'
"I" - 77.83'



this data. This office assumes no liability whatsoever associated with the use or misuse of such data. The property ownership maps are an interpretation of the public records on file in the Morrow County Recorder's Office. The Morrow County Engineer shall be saved harmless from any and all claims arising from the use of the same.

Iberia

Morrow County
Washington Township

COUNTRYTyme

LAND SPECIALISTS

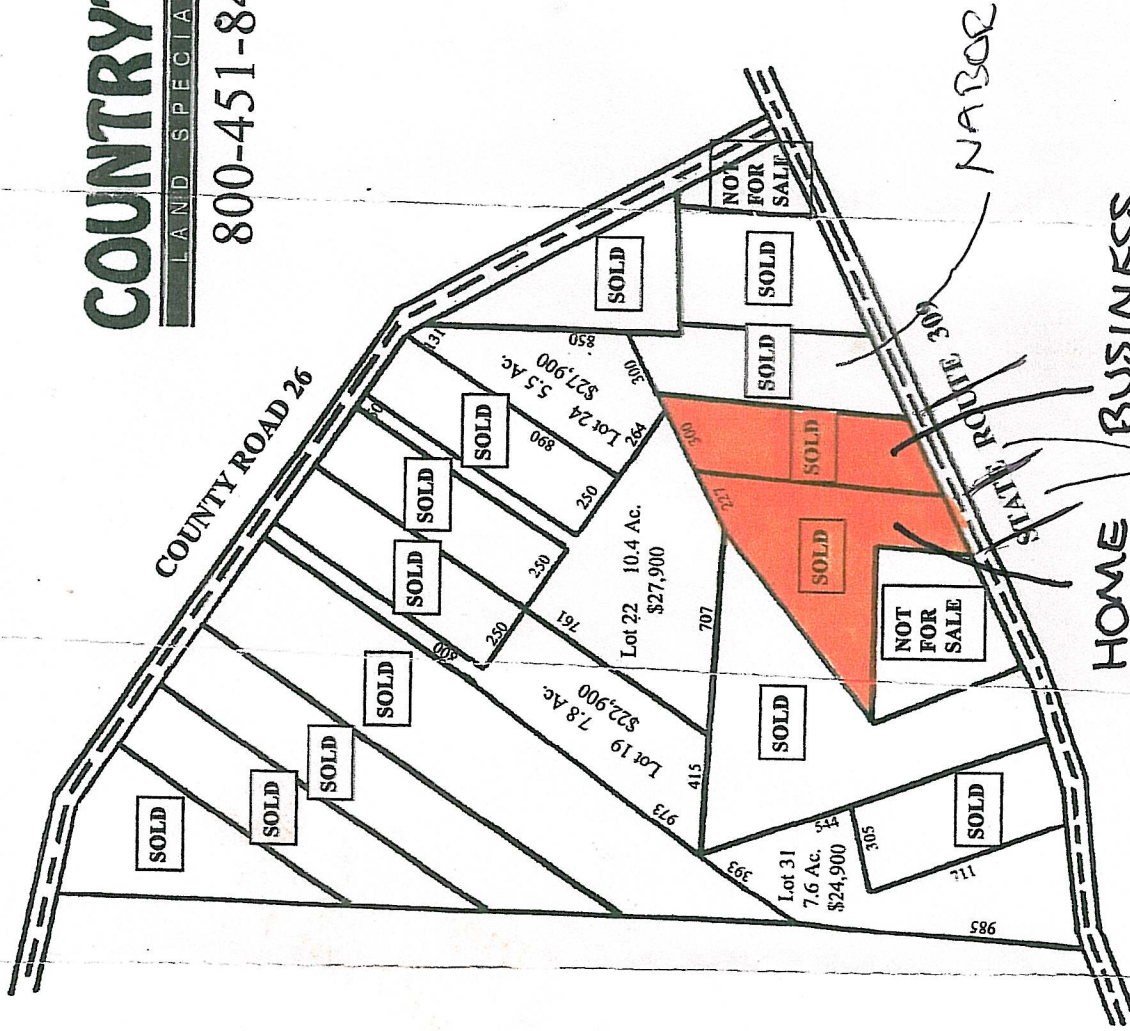
800-451-8411

Farm Facts:

Schools: Northmoor Local
Electric: American Electric Power
Gas: Columbia Gas
Phone: United Telephone
Water: MCO Water
Restrictions: Site/Stick Built,
OBBC Modular, or
Doublewide Homes
are allowed.

See Covenants for Details.

Disclosure: Information deemed reliable but not
guaranteed and prices may change.
Property owned by Countrytyme.



Adjoining Property Owners

Mark and Rhonda Larue
3453 ST. Rt. 309
Galion OH 44833

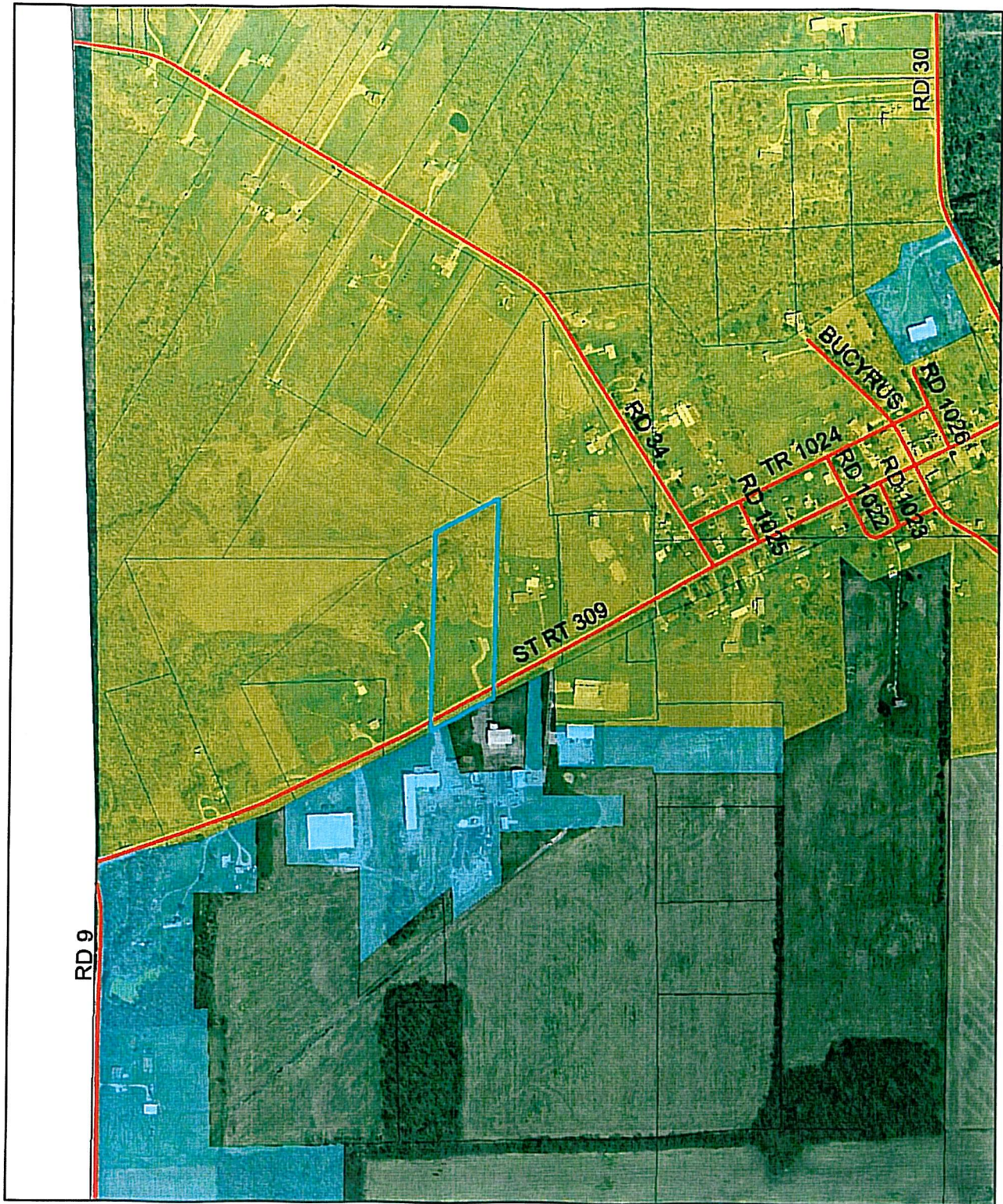
Ronald and Sharon Cass
9741 Marseilles-Galion Rd.
Caledonia OH 43314

Iberia Volunteer Fire Dept.
P.O. Box 46
Iberia OH 43325

Sissler, Sissler and Sissler Inc.
240 Boone Ave.
Marion OH 43302



Washington Township Zoning
Parcel Q40-001-00-169-26
Highlighted



Legend

- Roads
- Agriculture (A)
- Commercial (C)
- Municipality
- Industrial (I)
- Residential (R)

0 275 550 825 1,100 Feet



Morrow County Regional Planning Commission

80 N. Walnut Street, Suite C
Mount Gilead, OH 43338
419/946-1911

Morrow County Zoning Commission,

The Morrow County Regional Planning Commission at a regularly scheduled meeting on the 24th of September 2014 heard the case for the map amendment application from Steve Ball Concerning a parcel of land in Washington Township. A motion to not recommend either way was made and a vote taken. The Morrow County Regional Planning Commission decided to remain neutral by majority vote of all members present.

Respectfully, On behalf of the Morrow County Regional Planning Commission

David Gentile, CFM
Planning Associate
Morrow County Regional Planning Commission Staff